048.0	0005	0015.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,030,500 / 1,030,500
					USE VALUE:	1,030,500 / 1,030,500
					ASSESSED:	1,030,500 / 1,030,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
52		MYSTIC LAKE DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DOPMAN ERIK B
Owner 2:	HATCH LEILA T
Owner 3:	
Street 1:	52 MYSTIC LAKE DR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	WISE MICHAEL -
Owner 2:	REBELLO KRISTINE -
Street 1:	52 MYSTIC LAKE DR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,423 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1924, having primarily Clapboard Exterior and 2524 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6423.000	491,300		539,200	1,030,500
Total Card	0.147	491,300		539,200	1,030,500
Total Parcel	0.147	491,300		539,200	1,030,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 408.28 | /Parcel: 408.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 048.0-0005-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	491,400	0	6,423.	539,200	1,030,600	1,030,600	Year End Roll	12/18/2019
2019	101	FV	373,100	6000	6,423.	572,900	952,000	952,000	Year End Roll	1/3/2019
2018	101	FV	373,100	6000	6,423.	417,900	797,000	797,000	Year End Roll	12/20/2017
2017	101	FV	373,100	6000	6,423.	363,900	743,000	743,000	Year End Roll	1/3/2017
2016	101	FV	373,100	6000	6,423.	310,000	689,100	689,100	Year End	1/4/2016
2015	101	FV	357,900	6000	6,423.	303,300	667,200	667,200	Year End Roll	12/11/2014
2014	101	FV	357,900	6000	6,423.	249,400	613,300	613,300	Year End Roll	12/16/2013
2013	101	FV	357,900	6000	6,423.	237,200	601,100	601,100		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WISE MICHAEL	52679-143		4/30/2009		635,000	No	No		
KITOWICZ ROSEMA	31756-49		8/20/2000		407,500	No	No		
	12723-230		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/1/2011	1394	Re-Roof	7,990					
4/30/2004	303	Wood Dec	7,768	C		G6	GR FY06	16X16 NEW
9/18/2002	774	Redo Bas	2,500	O		G4	GR FY04	
8/7/1992	367	Redo Bat	5,300					REMODEL BATH

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2018	MEAS&NOTICE	HS	Hanne S
4/16/2009	Measured	163	PATRIOT
3/10/2005	Permit Visit	BR	B Rossignol
11/28/2000	MLS	MM	Mary M
3/10/2000	Mailer Sent		
3/7/2000	Measured	197	PATRIOT
11/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6423		Sq. Ft.	Site		0	80.	1.05	1			View	10					539,167						539,200	

Total AC/HA: 0.14745 | Total SF/SM: 6423 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 539,167 | Spl Credit | Total: 539,200

User Acct / GIS Ref / GIS Ref / Insp Date

User Acct: 34331
GIS Ref:
GIS Ref:
Insp Date: 11/10/18

!4093!

PRINT

Date	Time
12/10/20	19:10:22

LAST REV

Date	Time
04/25/19	14:52:12

apro

PAT ACCT.: 4093

USER DEFINED

Prior Id # 1:	34331
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.24255073
Const Adj.:	0.98990101
Adj $ / SQ:	153.750
Other Features:	94250
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	515018
Depreciation:	23691
Depreciated Total:	491327

COMMENTS

VIEW.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8			BRs: 3				Baths: 2		HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	1992
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

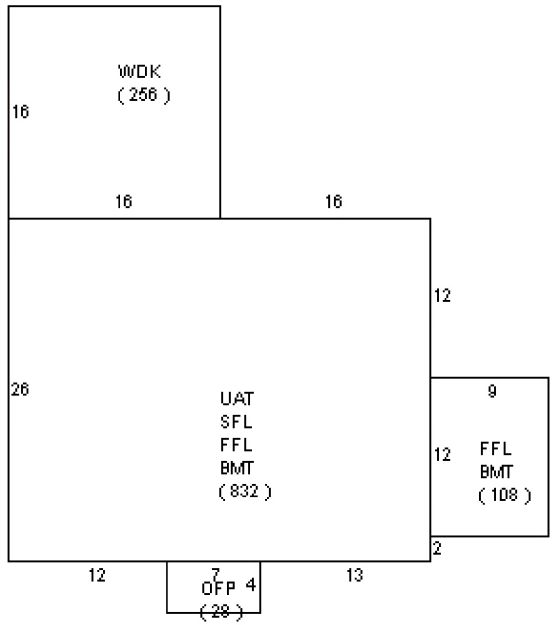
No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	169.13
Special Features:	0	Val/Su Net:	153.34
Final Total:	491300	Val/Su SzAd	277.26

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	940	90.410	84,981
FFL	First Floor	940	153.750	144,525
SFL	Second Floor	832	153.750	127,920
WDK	Deck	256	9.810	2,510
UAT	Upper Attic	208	61.500	12,792
OFP	Open Porch	28	43.560	1,220

Net Sketched Area:	3,204			Total:	373,948
Size Ad	1772	Gross Are	3828	FinArea	2524

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	80	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

048.0-0005-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: